

ANALYSIS OF PROPERTY VALUES
CITY OF LEANDER, TEXAS

TOTAL CERTIFIED VALUE FOR 2008/09	\$1,495,328,127
Under Review	\$134,225,750
Homestead Tax Ceilings	-\$52,582,395
Tax Increment Reinvestment Zone #1	-\$36,723,648

ESTIMATED VALUE FOR 2008/09	\$1,540,247,834
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PROPOSED TAX RATE/\$100	\$0.602591
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Effective Rate .632597

ESTIMATED COLLECTIONS 2008/09	\$9,281,395
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TAX DISTRIBUTION

INTEREST & SINKING FUND

TAXABLE VALUE	\$1,540,247,834
I&S TAX RATE	\$0.356931
TOTAL I&S FROM TAXES	\$5,497,622
HOMESTEAD TAX CEILINGS	\$48,569
TOTAL	\$5,546,191

MAIN OPERATING FUND

TAXABLE VALUE	\$1,540,247,834
I&S TAX RATE	\$0.245660
TOTAL M&O TAX REVENUE	\$3,783,773
HOMESTEAD TAX CEILINGS	\$45,012
TOTAL M&O TAX REVENUE	\$3,828,785

HISTORICAL CHANGES IN APPRAISED VALUES

<u>FISCAL YEAR</u>	<u>APPRAISED VALUES</u>
2000/01	\$312,505,942
2001/02	\$387,547,949
2002/03	\$510,634,959
2003/04	\$623,546,823
2004/05	\$703,304,969
2005/06	\$815,151,799
2006/07	\$1,023,780,364
2007/08	\$1,309,098,954
2008/09	\$1,540,247,834

2008 Effective Tax Rate Worksheet

City of Leander

See pages 13 to 16 for an explanation of the effective tax rate.

1.	2007 total taxable value. Enter the amount of 2007 taxable value on the 2007 tax roll today. Include any adjustments since last year's certification; exclude Section 25.25(d) one-third over-appraisal corrections from these adjustments. This total includes the taxable value of homesteads with tax ceilings (will deduct in line 2) and the captured value for tax increment financing (will deduct taxes in line 14).	\$1,479,437,460
2.	2007 tax ceilings. Counties, Cities and Junior College Districts. Enter 2007 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other units enter ? If your taxing units adopted the tax ceiling provision in 2007 for homeowners age 65 or older or disabled, use this step.	\$45,129,945
3.	Preliminary 2007 adjusted taxable value. Subtract line 2 from line 1.	\$1,434,307,515
4.	2007 total adopted tax rate.	\$0.607591/\$100
5.	2007 taxable value lost because court appeals of ARB decisions reduced 2007 appraised value. A. Original 2007 ARB values: \$0 B. 2007 values resulting from final court decisions: - \$0 C. 2007 value loss. Subtract B from A.	\$0
6.	2007 taxable value, adjusted for court-ordered reductions. Add line 3 and line 5C.	\$1,434,307,515
7.	2007 taxable value of property in territory the unit deannexed after January 1, 2007. Enter the 2007 value of property in deannexed territory.	\$0
8.	2007 taxable value lost because property first qualified for an exemption in 2007. Note that lowering the amount or percentage of an existing exemption does not create a new exemption or reduce taxable value. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport exemptions or tax abatements. A. Absolute exemptions. Use 2007 market value: \$5,741 B. Partial exemptions. 2008 exemption amount or 2008 percentage exemption times 2007 value: + \$1,023,762 C. Value loss. Add A and B.	\$1,029,503
9.	2007 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2008. Use only those properties that first qualified in 2008; do not use properties that qualified in 2007. A. 2007 market value: \$0 B. 2008 productivity or special appraised value: - \$0 C. Value loss. Subtract B from A.	\$0
10.	Total adjustments for lost value. Add lines 7, 8C and 9C.	\$1,029,503

2008 Effective Tax Rate Worksheet (continued)

City of Leander

11.	2007 adjusted taxable value. Subtract line 10 from line 6.	\$1,433,278,012
12.	Adjusted 2007 taxes. Multiply line 4 by line 11 and divide by \$100.	\$8,708,468
13.	Taxes refunded for years preceding tax year 2007. Enter the amount of taxes refunded during the last budget year for tax years preceding tax year 2007. Types of refunds include court decisions, Section 25.25(b) and (c) corrections and Section 31.11 payment errors. Do not include refunds for tax year 2007. This line applies only to tax years preceding tax year 2007.	\$1,091
14.	Taxes in tax increment financing (TIF) for tax year 2007. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the unit has no 2008 captured appraised value in Line 16D, enter ?0.	\$121,112
15.	Adjusted 2007 taxes with refunds. Add lines 12 and 13, subtract line 14.	\$8,588,447
16.	<p>Total 2008 taxable value on the 2008 certified appraisal roll today. This value includes only certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in line 18). These homesteads includes homeowners age 65 or older or disabled.</p> <p>A. Certified values only: \$1,495,038,320</p> <p>B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$0</p> <p>C. Pollution control exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control property (use this line based on attorney's advice): - \$0</p> <p>D. Tax increment financing: Deduct the 2008 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2008 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in line 21 below. - \$19,933,078</p> <p>E. Total 2008 value. Add A and B, then subtract C and D. \$1,475,105,242</p>	
17.	<p>Total value of properties under protest or not included on certified appraisal roll.</p> <p>A. 2008 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the district's value and the taxpayer's claimed value, if any or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value. \$88,045,121</p>	

2008 Effective Tax Rate Worksheet (continued)

City of Leander

17. (cont.)	<p>B. 2008 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included at appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value. + \$0</p> <p>C. Total value under protest or not certified. Add A and B.</p>	\$88,045,121
18.	2008 tax ceilings. Enter 2008 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other units enter ?0.? If your taxing units adopted the tax ceiling provision in 2007 for homeowners age 65 or older or disabled, use this step.	\$52,576,794
19.	2008 total taxable value. Add lines 16E and 17C. Subtract line 18.	\$1,510,573,569
20.	Total 2008 taxable value of properties in territory annexed after January 1, 2007. Include both real and personal property. Enter the 2008 value of property in territory annexed.	\$11,587,987
21.	Total 2008 taxable value of new improvements and new personal property located in new improvements. ?New? means the item was not on the appraisal roll in 2007. An improvement is a building, structure, fixture or fence erected on or affixed to land. A transportable structure erected on its owner's land is also included unless it is held for sale or is there only temporarily. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the unit after January 1, 2007 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2008. New improvements do not include mineral interests produced for the first time, omitted property that is back assessed and increased appraisals on existing property.	\$141,337,789
22.	Total adjustments to the 2008 taxable value. Add lines 20 and 21.	\$152,925,776
23.	2008 adjusted taxable value. Subtract line 22 from line 19.	\$1,357,647,793
24.	2008 effective tax rate. Divide line 15 by line 23 and multiply by \$100.	\$0.632597/\$100
25.	COUNTIES ONLY. Add together the effective tax rates for each type of tax the county levies. The total is the 2008 county effective tax rate.	\$/100

A county, city or hospital district that adopted the additional sales tax in August or November 2007 or in January or May 2008 must adjust its effective tax rate. *The Additional Sales Tax Rate Worksheet* on page 41 sets out this adjustment. Do not forget to complete the *Additional Sales Tax Rate Worksheet* if the taxing unit adopted the additional sales tax on these dates.

2008 Rollback Tax Rate Worksheet

City of Leander

See pages 17 to 21 for an explanation of the rollback tax rate.

26.	2007 maintenance and operations (M&O) tax rate.	\$0.127706/\$100
27.	2007 adjusted taxable value. Enter the amount from line 11.	\$1,433,278,012
28.	<p>2007 M&O taxes.</p> <p>A. Multiply line 26 by line 27 and divide by \$100. \$1,830,382</p> <p>B. Cities, counties and hospital districts with additional sales tax: Amount of additional sales tax collected and spent on M&O expenses in 2007. Enter amount from full year's sales tax revenue spent for M&O in 2007 fiscal year, if any. Other units, enter ?0.? Counties exclude any amount that was spent for economic development grants from the amount of sales tax spent. + \$0</p> <p>C. Counties: Enter the amount for the state criminal justice mandate. If second or later year, the amount is for increased cost above last year's amount. Other units, enter ?0.? + \$0</p> <p>D. Transferring function: If discontinuing all of a department, function or activity and transferring it to another unit by written contract, enter the amount spent by the unit discontinuing the function in the 12 months preceding the month of this calculation. If the unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the unit operated the function. The unit discontinuing the function will subtract this amount in H below. The unit receiving the function will add this amount in H below. Other units, enter ?0.? +/- \$0</p> <p>E. Taxes refunded for years preceding tax year 2007: Enter the amount of M&O taxes refunded during the last budget year for tax years preceding tax year 2007. Types of refunds include court decisions, Section 25.25(b) and (c) corrections and Section 31.11 payment errors. Do not include refunds for tax year 2007. This line applies only to tax years preceding tax year 2007. + \$229</p> <p>F. Enhanced indigent health care expenditures: Enter the increased amount for the current year's enhanced indigent health care expenditures above the preceding tax year's enhanced indigent health care expenditures, less any state assistance. + \$0</p>	

2008 Rollback Tax Rate Worksheet (continued)

City of Leander

28. (cont.)	G. Taxes in tax increment financing (TIF): Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the unit has no 2008 captured appraised value in Line 16D, enter ?0.? - \$25,434 H. Adjusted M&O Taxes. Add A, B, C, E and F. For unit with D, subtract if discontinuing function and add if receiving function. Subtract G. \$1,805,177
29.	2008 adjusted taxable value. Enter line 23 from the Effective Tax Rate Worksheet. \$1,357,647,793
30.	2008 effective maintenance and operations rate. Divide line 28H by line 29 and multiply by \$100. \$0.132963/\$100
31.	2008 rollback maintenance and operation rate. Multiply line 30 by 1.08. (See lines 49 to 52 for additional rate for pollution control expenses. \$0.143600/\$100
32.	Total 2008 debt to be paid with property taxes and additional sales tax revenue. ?Debt? means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year and (4) are not classified in the unit?s budget as M&O expenses. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue (or additional sales tax revenue). Do not include appraisal district budget payments. List the debt in ?Schedule B: Debt Service.? If using unencumbered funds, subtract unencumbered fund amount used from total debt and list remainder. \$5,391,720
33.	Certified 2007 excess debt collections. Enter the amount certified by the collector. \$0
34.	Adjusted 2008 debt. Subtract line 33 from line 32. \$5,391,720
35.	Certified 2008 anticipated collection rate. Enter the rate certified by the collector. If the rate is 100 percent or greater, enter 100 percent. 100.000000%
36.	2008 debt adjusted for collections. Divide line 34 by line 35. \$5,391,720
37.	2008 total taxable value. Enter the amount on line 19. \$1,510,573,569
38.	2008 debt tax rate. Divide line 36 by line 37 and multiply by \$100. \$0.356931/\$100
39.	2008 rollback tax rate. Add lines 31 and 38. \$0.500531/\$100
40.	COUNTIES ONLY. Add together the rollback tax rates for each type of tax the county levies. The total is the 2008 county rollback tax rate. \$/\$100

A taxing unit that adopted the additional sales tax must complete the lines for the *Additional Sales Tax Rate*. A taxing unit seeking additional rollback protection for pollution control expenses completes the *Additional Rollback Protection for Pollution Control*.

Additional Sales Tax Rate Worksheet

City of Leander

41.	Units that adopted the sales tax in August or November 2007, or in January or May 2008. Enter the Comptroller's estimate of taxable sales for the previous four quarters. Units that adopted the sales tax before August 2007, skip this line.	\$0
42.	<p>Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue.</p> <p>UNITS THAT ADOPTED THE SALES TAX IN AUGUST OR NOVEMBER 2007, OR IN JANUARY OR MAY 2008. Multiply the amount on line 41 by the sales tax rate (.01, .005, or .0025, as applicable) and multiply the result by .95.</p> <p style="text-align: center;">-OR-</p> <p>UNITS THAT ADOPTED THE SALES TAX BEFORE AUGUST 2007. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.</p>	\$0
43.	2008 total taxable value. Enter the amount from line 37 of the <i>Rollback Tax Rate Worksheet</i> .	\$1,510,573,569
44.	Sales tax adjustment rate. Divide line 42 by line 43 and multiply by \$100.	\$0.000000/\$100
45.	2008 effective tax rate, unadjusted for sales tax. Enter the rate from line 24 or 25, as applicable, on the <i>Effective Tax Rate Worksheet</i> .	\$0.632597/\$100
46.	<p>2008 effective tax rate, adjusted for sales tax.</p> <p>UNITS THAT ADOPTED THE SALES TAX IN AUGUST OR NOVEMBER 2007, OR IN JANUARY OR MAY 2008. Subtract line 45 from line 46.</p> <p style="text-align: center;">-OR-</p> <p>UNITS THAT ADOPTED THE SALES TAX BEFORE AUGUST 2007. Enter line 46, do not subtract.</p>	\$0.632597/\$100
47.	2008 rollback tax rate, unadjusted for sales tax. Enter the rate from line 39 or 40, as applicable, of the rollback tax rate worksheet.	\$0.500531/\$100
48.	2008 rollback tax rate, adjusted for sales tax. Subtract line 44 from line 47.	\$0.500531/\$100

If the additional sales tax rate increased or decreased from last year, contact the Comptroller's office for special instructions on calculating the sales tax projection for the first year after the rate change.

Additional Rollback Protection for Pollution Control Worksheet

City of Leander

49.	Certified expenses from TCEQ. Enter the amount certified in the determination letter from TCEQ. The taxing unit shall provide its assessor with a copy of the letter. See Part 3, the Rollback Rate, for more details.	\$0
50.	2008 total taxable value. Enter the amount from line 37 of the <i>Rollback Tax Rate Worksheet</i> .	\$1,510,573,569
51.	Additional rate for pollution control. Divide line 49 by line 50 and multiply by 100.	\$0.000000/\$100
52.	2008 rollback tax rate, adjusted for pollution control. Add line 51 to one of the following lines (as applicable): line 39, line 40 (counties) or line 48 (units with the additional sales tax).	\$0.500531/\$100

**2008 Notice of Effective Tax Rate
Worksheet for Calculation of Tax Increase/Decrease**

Entity Name: City of Leander

Date: 07/31/2008

1.2007 taxable value, adjusted for court-ordered reductions. Enter line 6 of the Effective Tax Rate Worksheet.	\$1,434,307,515
2.2007 total tax rate. Enter line 4 of the Effective Tax Rate Worksheet.	0.607591
3.Taxes refunded for years preceding tax year 2007. Enter line 13 of the Effective Tax Rate Worksheet.	\$1,091
4.Last year's levy. Multiply Line 1 times Line 2 and divide by 100. To the result, add Line 3.	\$8,715,814
5.2008 total taxable value. Enter Line 19 of the Effective Tax Rate Worksheet.	\$1,510,573,569
6.2008 effective tax rate. Enter line 24 of the Effective Tax Rate Worksheet or Line 47 of the Additional Sales Tax Rate Worksheet.	0.632597
7.2008 taxes if a tax rate equal to the effective tax rate is adopted. Multiply Line 5 times Line 6 and divide by 100.	\$9,555,843
8.Last year's total levy. Sum of line 4 for all funds.	\$8,715,814
9.2008 total taxes if a tax rate equal to the effective tax rate is adopted. Sum of line 7 for all funds.	\$9,555,843
10.Tax Increase (Decrease). Subtract Line 8 from Line 9.	\$840,029

City of Leander

Tax Rate Recap for 2008 Tax Rates

Description of Rate	Tax Rate Per \$100	Tax Levy This is calculated using the Total Adjusted Taxable Value (line 19) of the Effective Tax Rate Worksheet	Additional Tax Levy Compared to last year's tax levy of 8,988,929	Additional Tax Levy Compared to effective tax rate levy of 9,555,843
Last Year's Tax Rate	0.607591	\$9,178,109	\$189,180	\$-377,734
Effective Tax Rate	0.632597	\$9,555,843	\$566,914	\$0
Notice & Hearing Limit*	0.500531	\$7,560,889	\$-1,428,040	\$-1,994,954
Rollback Tax Rate	0.500531	\$7,560,889	\$-1,428,040	\$-1,994,954
Proposed Tax Rate	0.602590	\$9,102,565	\$113,636	\$-453,278

Effective Tax Rate Increase in Cents per \$100

0.00	0.632597	9,555,843	566,914	0
0.50	0.637597	9,631,372	642,443	75,529
1.00	0.642597	9,706,900	717,972	151,057
1.50	0.647597	9,782,429	793,500	226,586
2.00	0.652597	9,857,958	869,029	302,115
2.50	0.657597	9,933,486	944,558	377,643
3.00	0.662597	10,009,015	1,020,086	453,172
3.50	0.667597	10,084,544	1,095,615	528,701
4.00	0.672597	10,160,073	1,171,144	604,229
4.50	0.677597	10,235,601	1,246,672	679,758
5.00	0.682597	10,311,130	1,322,201	755,287
5.50	0.687597	10,386,659	1,397,730	830,815
6.00	0.692597	10,462,187	1,473,258	906,344
6.50	0.697597	10,537,716	1,548,787	981,873
7.00	0.702597	10,613,245	1,624,316	1,057,401
7.50	0.707597	10,688,773	1,699,844	1,132,930
8.00	0.712597	10,764,302	1,775,373	1,208,459
8.50	0.717597	10,839,831	1,850,902	1,283,988
9.00	0.722597	10,915,359	1,926,430	1,359,516
9.50	0.727597	10,990,888	2,001,959	1,435,045
10.00	0.732597	11,066,417	2,077,488	1,510,574
10.50	0.737597	11,141,945	2,153,016	1,586,102
11.00	0.742597	11,217,474	2,228,545	1,661,631
11.50	0.747597	11,293,003	2,304,074	1,737,160
12.00	0.752597	11,368,531	2,379,603	1,812,688
12.50	0.757597	11,444,060	2,455,131	1,888,217
13.00	0.762597	11,519,589	2,530,660	1,963,746
13.50	0.767597	11,595,117	2,606,189	2,039,274
14.00	0.772597	11,670,646	2,681,717	2,114,803
14.50	0.777597	11,746,175	2,757,246	2,190,332

- *Notice & Hearing Limit Rate: This is the highest tax rate that may be adopted without notices and a public hearing. It is the lower of the rollback tax rate or the effective tax rate.
- School Districts: The school tax rate limit is \$1.50 for M&O, plus \$0.50 for 'New' debt plus a rate for 'Old' debt. 'Old' debt is debt authorized to be issued at an election held on or before April 1, 1991, and issued before September 1, 1992. All other debt is 'New' debt.

Tax Levy: This is calculated by taking the adjusted taxable value (line 19 of Effective Tax Rate Worksheet), multiplying by the appropriate rate, such as the Effective Tax Rate and dividing by 100.

For School Districts: This is calculated by taking the adjusted taxable value (line 33 of the Rollback Tax Rate Worksheet), multiplying by the appropriate rate, dividing by 100 and then adding this year's frozen tax levy on homesteads of the elderly.

Additional Levy Last Year: This is calculated by taking Last Year's taxable value (line 3 of Effective Tax Rate Worksheet), multiplying by Last Year's tax rate (line 4 of Effective Tax Rate Worksheet) and dividing by 100.

For School Districts: This is calculated by taking Last Year's taxable value, subtracting Last Year's taxable value for the elderly, multiplying by Last Year's tax rate, dividing by 100 and adding Last Year's tax ceiling.

Additional Levy This Year: This is calculated by taking the current adjusted taxable value, multiplying by the Effective Tax Rate and dividing by 100.

For School Districts: This is calculated by taking the adjusted taxable value (line 33 of the Rollback Tax Rate Worksheet), multiplying by the Effective Tax Rate, dividing by 100 and adding This Year's tax ceiling.

COUNTIES ONLY: All figures in this worksheet include ALL County Funds. Tax Levy amounts are the sum of each Fund's Taxable Value X each Fund's Tax Rate.

2008 Property Tax Rates in City of Leander

This notice concerns 2008 property tax rates for City of Leander. It presents information about three tax rates. Last year's tax rate is the actual rate the taxing unit used to determine property taxes last year. This year's effective tax rate would impose the same total taxes as last year if you compare properties taxed in both years. This year's rollback tax rate is the highest tax rate the taxing unit can set before taxpayers can start tax rollback procedures. In each case these rates are found by dividing the total amount of taxes by the tax base (the total value of taxable property) with adjustments as required by state law. The rates are given per \$100 of property value.

Last year's tax rate:

Last year's operating taxes	\$1,877,605
Last year's debt taxes	\$7,055,538
Last year's total taxes	\$8,933,143
Last year's tax base	\$1,433,278,012
Last year's total tax rate	0.607591/\$100

This year's effective tax rate:

Last year's adjusted taxes (after subtracting taxes on lost property)	\$8,588,447
÷ This year's adjusted tax base (after subtracting value of new property)	\$1,357,647,793
= This year's effective tax rate	0.632597/\$100

This year's rollback tax rate:

Last year's adjusted operating taxes (after subtracting taxes on lost property and adjusting for any transferred function, tax increment financing, state criminal justice mandate and/or enhanced indigent health care expenditures)	\$1,805,177
÷ This year's adjusted tax base	\$1,357,647,793
= This year's effective operating rate	0.132963/\$100
× 1.08 = this year's maximum operating rate	0.143600/\$100
+ This year's debt rate	0.356931/\$100
= This year's rollback rate	0.500531/\$100

Statement of Increase/Decrease

If City of Leander adopts a 2008 tax rate equal to the effective tax rate of 0.632597 per \$100 of value, taxes would increase compared to 2007 taxes by \$840,029.

Schedule A: Unencumbered Fund Balances:

The following estimated balances will be left in the unit's property tax accounts at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.

Type of Property Tax Fund	Balance
General Fund	3,436,658
Debt Service Fund	2,349,399

Schedule B: 2008 Debt Service:

The unit plans to pay the following amounts for long-term debts that are secured by property taxes. These amounts will be paid from property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
GO Refunding Bonds, Series 1998	280,000	203,048	0	483,048
Combination Tax & Revenue CO's, Series 1999	140,000	7,070	0	147,070
Combination Tax & Revenue CO's, Series 2000	250,000	64,100	0	314,100
Combination Tax & Revenue CO's, Series 2002	245,000	195,059	0	440,059
Limited Tax Refunding Bonds, Series 2002	590,000	286,083	0	876,083
Limited Tax Refunding Bonds, Series 2002A	260,000	41,083	0	301,083
Limited Tax Notes, Tax Series 2004	110,000	12,375	0	122,375
GO & Refunding Bonds, Series 2004	655,000	314,368	0	969,368
Combination Tax & Revenue CO's, Series 2004A	110,000	95,995	0	205,995
GO & Refunding Bonds, Series 2005	85,000	167,468	0	252,468
GO & Refunding Bonds, Series 2006	50,000	255,013	0	305,013
Combination Tax & Revenue CO's, Series 2006	20,000	13,975	0	33,975
GO & Refunding Bonds, Series 2007	790,000	854,498	0	1,644,498
Fees due to Paying Agent	0	0	8,000	8,000
Fees due to arbitrage Rebate Calculations	0	0	26,000	26,000
Total required for 2008 debt service				\$6,129,135
- Amount (if any) paid from funds listed in Schedule A				\$737,415
- Amount (if any) paid from other resources				\$0
- Excess collections last year				\$0
= Total to be paid from taxes in 2008				\$5,391,720
+ Amount added in anticipation that the unit will collect only 100.000000% of its taxes in 2008				\$0
= Total Debt Levy				\$5,391,720

This notice contains a summary of actual effective and rollback tax rates' calculations. You can inspect a copy of the full calculations at 904 S. Main Street, Georgetown, TX 78626.

Name of person preparing this notice: Deborah M. Hunt, CTA

Title: Tax Assessor-Collector

Date prepared: July 30, 2008

GLOSSARY OF TERMS

Ad Valorem Tax – Also known as property taxes, they are levied on both real and personal property according to the property's valuation and the tax rate.

Assessed Valuation – The valuation set upon real estate and certain personal property by the Assessor as a basis for levying property taxes.

Assessment Ratio – The ratio at which the tax rate is applied to the tax base.

Available (Undesignated) Fund Balance – This refers to the funds remaining from the prior year which are available for appropriation and expenditure in the current year.

Beginning Fund Balance – Cash available in a fund from the prior year after payment of the prior year's expenses and deductions for prior year encumbrances.

Bonded Debt – The portion of indebtedness represented by outstanding bonds.

Budget – A plan of financial activity for a specified period of time indicating all planned revenues and expenses for the budget period.

Budget Calendar – The schedule of key dates which a government follows in the preparation and adoption of the budget.

Budget Message – The opening section of the Annual Budget that provides the City Council and public with an overview of the most important aspects of the budget.

Capital Project – Major construction, acquisition, or renovation activities which add value to a government's physical assets or significantly increase their useful life. Also known as capital improvements.

CO/Certificate of Obligation – This type of bond is backed by the full faith, credit and taxing power of the government.

Contingency – A budgetary reserve set aside for emergencies or unforeseen expenditures not otherwise budgeted.

Contractual Services – Services rendered to a government by private firms, individuals, or other governmental agencies.

Cost of Living Adjustment – An increase in salaries to offset the effect of inflation on compensation.

Debt Service – The cost of paying principal and interest on borrowed money according to a predetermined payment schedule.

Debt Service Fund – Governmental fund type used to account for the accumulation of resources for, and the payment of, general long-term debt principal and interest.

Department – The basic organization unit of government which is functionally unique in its delivery of services.

Expense – Charges incurred (whether paid immediately or unpaid) for operations, maintenance, interest or other charges.

Fiscal Year – A twelve-month period designated as the operating year for accounting and budgeting purposes. (October 1 thru September 30).

Franchise Fees – A fee paid by public service businesses for use of City streets, alleys and property in providing their services to the citizens. Services include electricity, telephone, natural gas, and cable television.

Fund – A fiscal entity with revenues and expenses which are segregated for the purpose of carrying out a specific purpose or activity.

FY – Fiscal Year.

General Fund – One of the five governmental fund types that typically serves as the chief operating fund. The general fund is used to account for all financial resources except those required to be accounted for in another fund.

GFOA/Government Finance Officers Association – An association of public finance professionals that help in the development and promotion of GAAP for state and local government.

Grants – A contribution by a government or other organization to support a particular function. Grants may be classified as either operational or capital, depending upon the grantee.

Goal – A statement of broad direction, purpose or intent based on the needs of the community. A goal is general and timeless.

Inter-fund Transfers – The movement of monies between funds of the same governmental entity.

Levy – To impose taxes for the support of government activities.

Line-Item Budget – A budget prepared along departmental lines that focuses on what is to be bought.

Materials and Supplies – Expendable materials and operating supplies necessary to conduct departmental operations.

Operating Expenses – The cost for personnel, materials, and equipment required for a department to function.

Operating Revenue – Funds that the government receives as income to pay for ongoing operations. It includes such items as taxes, fees from specific services, interest earnings, and grant revenues. Operating revenues are used to pay for day-to-day services.

Ordinance – A bylaw of a municipality enacted by the governing body of the governmental entity.

Proprietary Funds – Funds that focus on the determination of operating income, changes in net assets (or cost recovery), financial position, and cash flows. There are two different types of proprietary funds: enterprise funds and internal service funds.

Reserve – Revenues that are not required for expenditure in the current budget year.

Revenue – Source of income financing the operations of government.

Sinking Fund – The sum set apart from the income of the City and allowed to accumulate in order to ultimately pay off a debt.

Tax Levy – The resultant product when the tax rate per one hundred dollars is multiplied by the tax base.

Taxable Value – The assessed value less allowable exemptions resulting in an amount to which the tax rate is applied to determine property taxes due.

Taxes – Compulsory charges levied by a government for the purpose of financing services performed for the common benefit of the people. This term does not include specific charges made against particular persons or property for current or permanent benefit, such as special assessments.

TIA/Traffic Impact Analysis – A traffic impact analysis is a study which assesses the effects that a particular development's traffic will have on a transportation network in the community.

TIRZ/Tax Increment Reinvestment Zone #1 – Tax increment financing is a tool that local governments can use to publicly finance needed structural improvements and enhanced infrastructure within a defined area. The cost of improvements to the area is repaid by the contribution of future tax revenues by each taxing unit that levies taxes against the property.

Transfers In/Out – Amounts transferred from one fund to another to assist in financing the services for the recipient fund.

Unreserved Fund Balance – The portion of a fund's balance that is not restricted for a specific purpose and is available for general appropriation.

WCAD – Williamson County Appraisal District